



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0073

PROPERTY LOCATION: 816B North St. Asaph Street

TAX MAP REFERENCE: 054.04-03-08 ZONE: CDX

APPLICANT:

Name: Sara Lavan

Address: 703B Massey Lane Alexandria VA 22314

PROPOSED USE: Yoga/pilates/dance studio with classes for adults & children and on site childcare for parents attending class

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sara Lavan
Print Name of Applicant or Agent

[Signature]
Signature

10/27/2010
Date

703B Massey Lane
Mailing/Street Address

917-381-2176
Telephone #

Fax #

Alexandria VA 22314
City and State Zip Code

SaraLavan@yahoo.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 816 B N. ST ASAPH ST, I hereby
(Property Address)
grant the applicant authorization to apply for the Pilates/Yoga/dance studio use as
(use)
described in this application.

Name: Rob Kaufman
Please Print

Phone: 703 548 1810

Address: 815 KING ST ALEX, VA 22314 Email: ROB@PMA PROPERTIES.COM

Signature: [Signature]

Date: 10.27.10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Local Motion Studio will be a family movement studio that will offer pilates, dance and yoga to both children and adults. It will have a child friendly lobby with books & toys, as well as reading material for adults. It will offer childcare for parents who are on site taking class. As a part of the adult program, it will offer specialty classes for the parenting community such as prenatal, postpartum, mommytime and classes for dads. Local Motion will also offer birthday parties, parenting workshops and small dance showings on weekends. It will sell packaged snacks and bottled drinks. ~~for~~ ~~these~~

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).

Up to 25 students at one time for weekday & weekend classes.
Weekends up to 50 for special occasions such as birthday parties or performances.

- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).

3 employees 0-1 childcare 0-1 office manager (in 3 hour shifts)
6 teachers in 2-3 hour shifts. depending on time of day
2 support staff

Total
8 Employees

6. Please describe the proposed hours and days of operation of the proposed use:

Day: M-F

Hours: 6:00 AM - 10:00 P.M.

Sat - ~~SUN~~

8:00 AM - 10:00 PM

Sunday

8:00 AM - 6 PM

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

low music - only for classes and will be kept low.

- B. How will the noise be controlled?

We will keep it low.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odors.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

1 or two bags of office garbage - food wrappers, diapers.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1-2 bags. Will bring to proper receptacle each day; provide diaper bags to control odor.

- C. How often will trash be collected?

Three times a week by Chester Garvin and Sons. The dumpster is in back of building; they recycle paper & bottles at this location.

- D. How will you prevent littering on the property, streets and nearby properties?

I will be monitoring it and cleaning any that I find. Do not foresee a problem as I will provide ample waste baskets.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [☒] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Careful teaching, first aid and defibrillator on site,
CPR trained staff, child proofing lobby, childcare
room, hallways, bathrooms. Informing clients and
staff of all exits.

ALCOHOL SALES

- 13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes [☒] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces → see parking reduction request.
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site☒ off-site

If the required parking will be located off-site, where will it be located?

Across the street at the Sheraton Suites Hotel

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

☒ Yes

☐ No

Do you propose to construct an addition to the building?

☐ Yes

☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

2200 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2700 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

- 1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

10 space parking reduction
Requesting off site parking and validation system for
parking at Sheraton Suites across the street.
We expect to lease ~~two~~ parking spaces for employees.
three

- 2. Provide a statement of justification for the proposed parking reduction.**

We do not have a lot on site. I request validation system
for staff? students as clients? staff will only be using for
1-3 hours @ a time. Most only can have 1/2. I will not need
dedicated spaces for anyone all day. I am in walking distance.
Sheraton has unlimited spots for us to use. I am working on

- 3. Why is it not feasible to provide the required parking?**

No lot. Contract now.
Many of my clients will be coming for adult
and child classes concurrently. Therefore even if
there are 15 total students, there may only be 7 cars.
There is also a good amount of street parking just 1-2 blocks
toward the river including a metered lot on Montgomerys Royal.

- 4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

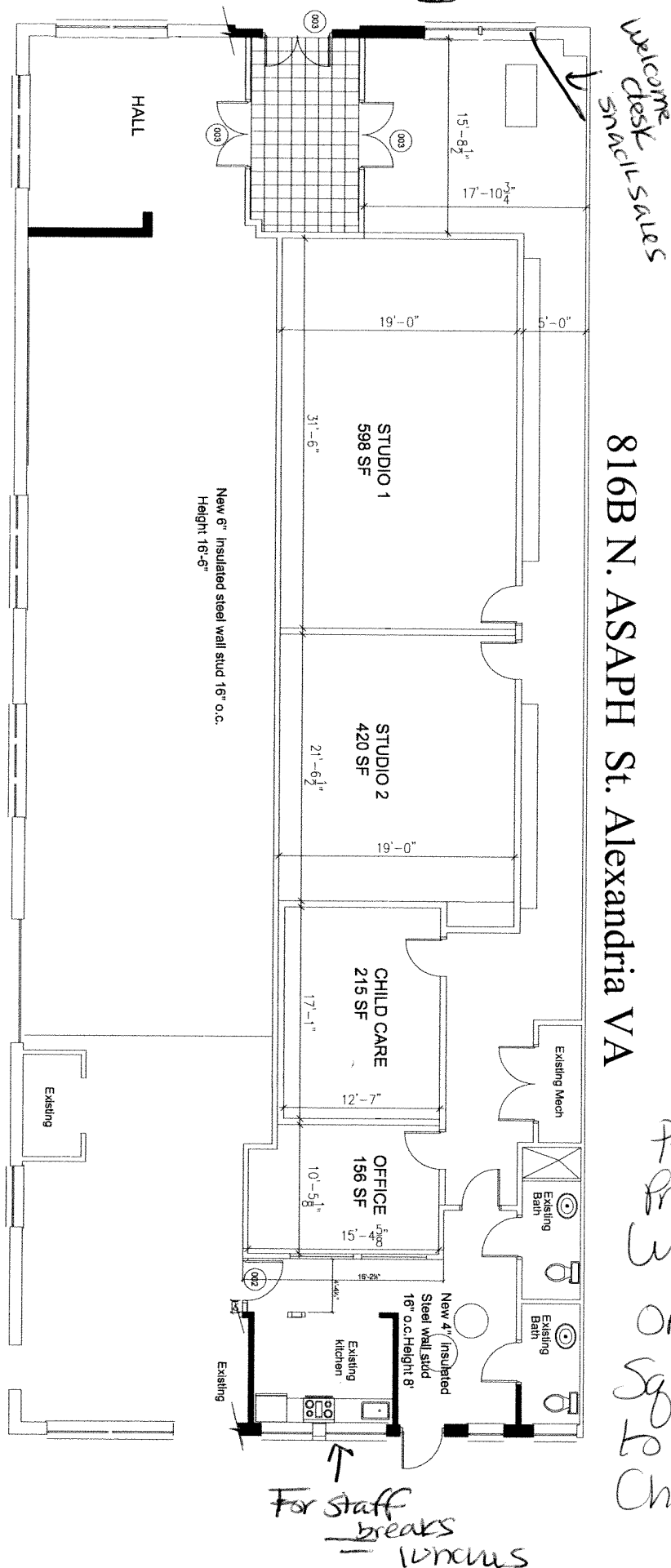
Yes. No.

- 5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.**

- 6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.**

Sup 2010-08

St Asaph (Front)

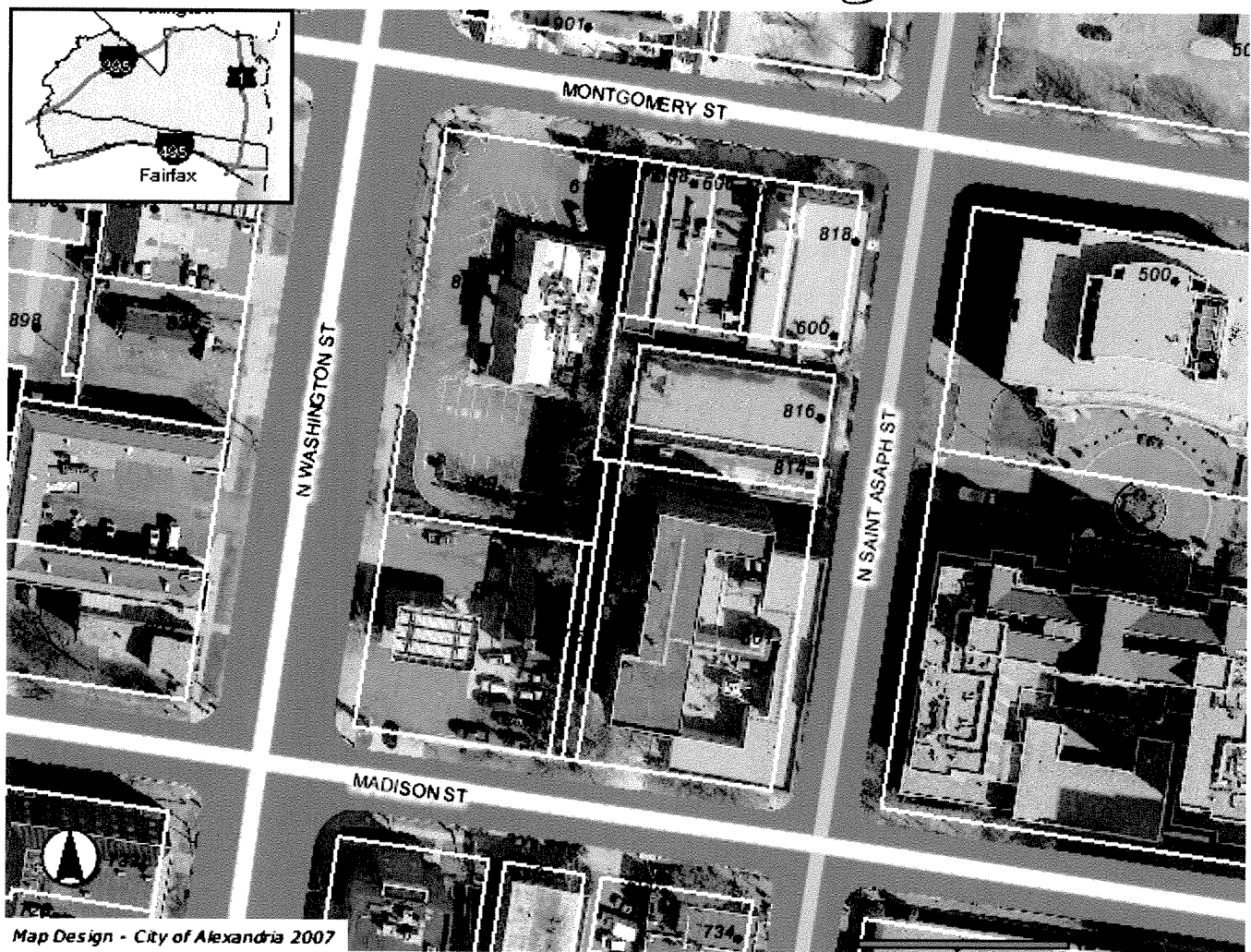


816B N. ASAPH St. Alexandria VA

Proposed drawing
from builder.
Will be eliminating
Office to add
Square footage
to studios &
Childcare room.

For staff
breaks
lunches

SUP 2010-0073



SOP 2010-0073
Pri

Google maps

Address **816 N St Asaph St**
Alexandria, VA 22314

Notes

